NEIGHBORHOOD STABILIZATION PROGRAM 3

SUBSTANTIAL AMENDMENT TO THE FY 2008-2012 CONSOLIDATED PLAN AND FY 201041 ACTION PLAN

DUE DATE: MARCH 1, 2011

NAME OF APPLICANT:



TO

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

REGION IV, MIAMI FIELD OFFICE

BRICKELL PLAZA FEDERAL BUILDLING

909 SE FIRST AVENUE, RM. 500

MIAMI, R33131-3042

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information		
Organization	City of Miami Beach	
Name (Last, First)	Director: Parekh, Anna	
Email Address	AnnaParekh@miamibeachfLgov	
Phone Number	305-673-7260	
Mailing Address	1700 Convention Center Drive, Miami Beach, FL 33139	

1 Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment. (See Attachment 1)

Data Sources Used to Determine Areas s f Greatest Need

Describe the data sources used to determine the areas of greatest need,

Response

Citywide, extremely low, very low and low-income residents accounted for 21,504 households in 2000. According to the US Census, over half the residents in half of the City's census tracts earned less than 80 percent of the area median income. These target areas, based on Census 2000 data contain census tract/block groups that have a concentration of low-to-moderate income households. This means more than 50% of the households have incomes at or below 80% of the area median income. The census tracts with low-to-moderate income concentration include 39.07, 42.02, 44.02, 39.01, 39.05, 45.00, and 44.01. Also, in 2000, two-thirds of the census tracts in Miami Beach were minority-majority neighborhoods (Census Tracts 39.05, 39.01, 39.07, 44.02, 42.02, 44,01, 43.00, and 41.01). All with the exception of two of the low income and racially concentrated census tract/block groups overlap.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

The northern and southern areas (North Beach and South Beach) of Miami Beach contain the highest concentration of low and moderate income persons in the City. The selected project is located in an area where 60-79% of the residents are of low and moderate incomes. The project scores a 17 on the NSP3 Mapping Tool.

The City of Miami Beach's residential composition is unique compared to other communities in Florida in that the vast majority of the residences in the city are found in condominium buildings and multifamily apartment buildings. Of the 65,583 residential units in Miami Beach, 40,825 or 62% are in condominiums, 19,202 or 29% are in rental apartments, while only 5,556 or 8% are comprised of single family homes, Not surprisingly, the largest numbers of foreclosed homes are condominium units.

In considering the City's "greatest need" and keeping in mind the prospective NSP goal of homeownership, we found that the only affordable homeownership units given NSP income guidelines would be condominiums.

Unlike ownership of a single family home, inherent in owning a condominium unit in today's real estate market is the risk of having the new owner face unanticipated condo fees and/or assessments arising from other foreclosed units in the building or other owners defaulting on their condominium dues. Therefore, Miami Beach's strategy is to use its NSP funding, both its regular allocation and low income allocation, to rehabilitate vacant multi-family buildings for rental housing to income-qualified households.

In 1992, The City of Miami Beach Redevelopment Agency outlined District 1, known as the City Center Redevelopment Area, as an area of slum and blight located in our area of greatest need in South Beach. Since then, the City, the State, and the County have worked together to revitalize and bring improvements to the neighborhood. The London House Apartments is a vacant, historic apartment complex, located within District 1, which was acquired by our local non-profit developer, Miami Beach Community Development Corporation. The London House Apartments is in much need of rehabilitation and safety upgrades that have not occurred due to gaps in funding. Completion of Phase 1 of the London House Apartments will create six units for affordable housing to our local workforce, including four units for families.

3. Definitions and Descripti ■ns

Definitions

Term	Definition
Blighted Structure	A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.
Affordable Rents	Rents shall be set according to HOME rental requirements and therefore the maximum HOME rents that can be charge are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or {2} a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equal 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions. The rent must comply with the published HUD income limits per household size.

Descripti™ns

Term	Definition
Long-Term Affordability	The sub-recipient shall maintain the Premises as a thirty (30) year affordable
	residential rental apartment building for a term pursuant to an existing
	Restrictive Covenant. The affordability period shall be incorporated into the sub-recipient NSP3 agreement.

City of Miami Beach Substantial Amendment February 22, 2011

Housing Rehabilitation	All gut rehabilitation of residential buildings up to three stories shall be
Standards	designed to meet the standard for Energy Star Qualified Homes.
	Replacement of obsolete products and appliances shall meet Energy Star
	labeled products. Water efficient toilets, showers, and faucets, such as those
	with the WaterSense label, must be installed. Improvements shall mitigate
	the impact of disasters. Minimum construction standards shall comply with
	the Florida Building Code, latest edition. Rehabilitation shall also include
	compliance with Lead-based paint abatement.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside percentage (must be no less than 25 percent): 25.00% Total funds set aside for low-income individuals 25% of \$1,475,088 = \$368,772

Meeting Lm, -Income Target

<u>Provide a summary that describes the manner in which the low-income targeting goals will be met.</u> Response:

The sub-recipient shall advertise available affordable housing units. Applications will be required to show total income earned for the household. Beneficiaries will be selected on a lottery basis.

5. Acquisition and Relocati n

emation or Conversion of LW Units

The London House Apartments-Phase 1, is currently vacant and has no tenants. Relocation requirements do not apply to this project.

Does the grantee intend to demolish or convert any low- and moderate-income	Yes. The sub-
dwelling units (i.e., 5 80% of area median income)?	recipient will
	convert 10
	empty, non-
	conforming units
	into 6 larger
	units.

If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., 80% of area	
median income—reasonably expected to be demolished or converted as a direct	
result of NSP-assisted activities.	10
The number of NSP affordable housing units made available to low-, moderate-,	6
and middle-income households—i.e., 5_ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by	
each NSP activity providing such housing (including a proposed time schedule for	
commencement and completion).	
commencement and completion).	
The number of dwelling units reasonably expected to be made available for	2
households whose income does not exceed 50 percent of area median income.	

6. Public Comment.

athen ParUcipaidon Nan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

The City of Miami Beach posted an advertisement of the Notice of a Fifteen Day Public Comment Period and Public Hearing For A Substantial Amendment to the City's FY 2008-2012 Consolidated Plan in the local newspaper on Thursday, December 30, 2010, Citizens were encouraged to review the amendment before January 17, 2011 and to attend the City Commission meeting on Wednesday January 19, 2011. The Substantial Amendment was posted on the City's website on Wednesday, December 29, 2010. The Office of Real Estate, Housing and Community Development was available to accept comments on the amendment during a 15-day comment period ending on Tuesday, January 18, 2011. The City Commission approved the plan on February 9, 2011.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment. (See Attachment 2)

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions above.

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the <u>NSP3 Program Design Guidebook</u> for guidance on completing the "Performance Measures" component of the activity tables below,

The City of Miami Beach will be targeting one activity.

NOMber, 1			
	The London House Apartments Multi-Family Rehabilitation-		
Activity Name	Phase 1	•	
	Select all that apply:		
	Eligible Use A: Financing Mech	nanisms	
Malagora er gerick sand of t	Eligible Use B: Acquisition and Rehabilitation		
Uses	Eligible Use C: Land Banking		
	Eligible Use D: Demolition		
	X Eligible Use E: Redevelopmen	it	
CDBG Activity or Activities	1413 Rehab; Multi-Unit Residential LI		
Acquires :	Low Mod Housing Activities To prov	vide permanent residential structures will	
		east 51 % of the units will be occupied by	
National Objective		will be occupied by Low and Very Low	
transportunista (h. 1921). Santaniako arragantza eta eta eta eta eta eta eta eta eta et	Median Income households.	, ,	
	Rehabilitation of a vacant building that will result in six units of multi-family		
		ted on a lottery basis to benefit low and	
		rk in the community. The building will	
	1 ·	d two efficiencies. The City shall require	
Activity Description	the subrecipient to maintain the rents affordable for the duration of the		
	affordability period described herein. The City will work with the sub- recipient to the maximum extent possible to provide for the hiring of		
	employees who reside in the vicinity of the project or contract with small		
	1	ated by persons residing in the vicinity of	
	the project .		
		Washington Avenue, Miami Beach, FL	
Lastine Description	33139. Tract no. 42.02 which is an area of 6C-79% LMI and a score of 17 on		
Location Description	1	on House is a contributing structure in the	
	National Register Miami Beach Architectural District.		
	SoLirce of Funding	Dollar Amount	
	NSP3	\$1,327,579.00	
Budget 1	Miami Dade OCED CDBG FY2009	\$ 175,300.00	
	US HUD EDI	\$ 102,592.88	
Total Budget for Activity		\$1,605,471.88	
	i e	three-bedroom units and two efficiencies.	
Performance Measures	Performance Measures This is an excellent opportunity to provide housing for families with		
Projected Start Date	May 1, 2011		
Projected End Date	April 30, 2012		
Responsible			
the state of the s	Name W	Vflafn-1-13-e-aeh-Germ-rn-trnity_Dcvelopmert-	

	Corporation
Location	945 Pennsylvania Avenue, 2 floor
Orginization	Miami Beach, PL 33139
Administrator Contact Info	Roberto Datorre, President
Administrator Contact Info	305-538-0090
	roberto@miamibeachcdc.org

Activity Number 2			
Activity Name	Administration		
	Select all that apply:		
	Eligible Use A: Financing Mechanisms		
Uses	Eligible Use B: Acquisition and Rehabilitation		
	Eligible Use C: Land Banking		
a sa waxay a ka a a a a a a a a a a a a a a a a	Eligible Use D: Demolition		
1977 - 1978 - 19	Eligible Use E: Redevelopmen	t	
CDBG Activity or Activities	21A; Administration		
National Objective	N/A		
Activity Description	Project Administration		
Lhtation•DeScriptionr.	N/A		
Transport to the contract of t	SourCe of Funding	Dellar Athount	
Budget 1	NSP3	\$147,509.00	
Total %.1 dget:foiACtivipi		\$147,509.00	
Performance Measures	Monitoring of environment review, contract development, compliance with		
	fair housing, Davis-Bacon, Section 3, and other CDBG and NSP3 requirements.		
PrOjeCted.5tartiOate	May 1, 2011	_	
ProjeCtecl:Erld pate*	April 30, 2012	C'h a f Minari Banda	
	Name	City of Miami Beach	
Responsible OrtariizatiOn	Location	1700 Convention Center Drive	
	Administrator Contact Info	Miami Beach, FL 33139 Anna P. Parekh, Director	
	Administrator Contact Info	305-673-7260	
	Administration Contact find	annaparekh@miarnibeachfl.gov	
nga kanana galah at majaran sa Masay Bilga Kanana Pilan Sarah		armaparcian@marmbcachingov	

8. Certifications

Certifications for State and Entitlement Cornmunitles

- **(1)**Affirmatively furthering fair housing. The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- **(2)**Anti-displacement and relocation plan. The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- **(3)**Anti-lobbying. The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- **(4)Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- **(5)Consistency with plan.** The jurisdiction certifies that the housing activities to **be** undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- **(6)Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by **HUD.**
- **(7)Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- **(8)Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- **(9) Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. (Only States and entitlement jurisdictions use this certification.]
- **(10)Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11)The jurisdiction certifies:

a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

City of Miami Beach Substantial Amendment February 22, 201.1

- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds, In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.
- (12) Excessive force. The jurisdiction certifies that it has adopted and is enforcing:
 - a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
 - A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
- (13) Compliance with anti-discrimination laws. The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.
- (14) Compliance with lead-based paint procedures, The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, 1<, and R of this title,
- (15) Compliance with laws. The jurisdiction certifies that it will comply with applicable laws.
- (16) Vicinity hiring, The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.
- (17) Development of affordable rental housing. The jurisdiction certifies that it will be abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

)	2
Ci Mian)i Beach orge M nzalez		Date
<u>City Manager</u> Title		

ATTACHMENT 1

Neighborhood ID: 4677673

NSP3 Planning Data

Grantee ID: 1219740E Grantee State: FL

Grantee Name: MIAMI BEACH

Grantee Address:

Grantee Email: rsoto@miamibeachfl,gov

Neighborhood Name: The London

Date:2010-12-23 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than he lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 17

State Minimum Threshold NSP3 Score: 17 Total Housing Units in Neighborhood: 4656

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 79,82 Percent Persons Less than 80% AMI: 64.75

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStet" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStet" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStet). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStets in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 3268

Residential Addresses Vacant 90 or more days (USPS, March 2010); 62

Residential Addresses NoStet (USPS, March 2010): 102

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 1327

Percent of Housing Units with a high cost mortgage between 2004 and 2007:16.7

Percent of Housing Units 90 or more days delinquent or in foreclosure: 13.4

Number of Foreclosure Starts in past year: 110

Number of Housing Units Real Estate Owned July 2009 to June 2010: 33

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 23

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -39.4

Place (If place over 20,000) or county unemployment rate June 2005': 3.7

Place (if place over 20,000) or county unemployment rate June 2010': 9.5

'Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

- 1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
- 2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
- 3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
- 4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
- 5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered,

Latitude and Longitude of corner points

-80.136638 25.795718 -80.130072 25.799080 -80.126252 25.797612 -80.127583 26.786406 -80.131874 25.786329 -80,131488 25,787372 -80.136337 25.787101 -80.136509 25.795409

Blocks Comprising Target Neighborhood

```
120860042021000, 120860042021008, 120860042021015, 120860042021014, 120860042021013, 120860042021012, 120860042021011, 120860042021010, 120860042021009, 120860042021007, 120860042021002, 120860042021004, 120860042021005, 120860042021006, 120860042021003, 120860042021001, 120860042022000, 120860042022008, 120860042022012, 120860042022011, 120860042022010, 120860042022009, 120860042022007, 120860042022002, 120860042022004, 120860042022005, 120860042022006, 120860042022003, 120860042022001, 120860042023000, 120860042023005, 120860042023007, 120860042023009, 120860042023011, 120860042023017, 120860042023016, 120860042023015, 120860042023014, 120860042023013, 120860042023012, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860042023003, 120860
```

MIAMI BEACH NSP3

PERIODICALS

M-L/BDAY, FEUSUARY DC, 2911





DO 🔯

Site Map Print Font A A A

QUICK LINKS

0 EI-INAS **5 t-J_**CONTACT US



Neighborhood Stabilization Program Grants

The Heigheernmsd Slokililication Program iNSP:i provides grants he address the prohleme 11:11.D.Dialed with II me; ihm hove been foreclusee upon and are creating economic proOloms for their communitree.

11965 WaShinglon, Ave. Miami Be 221

Select e State

BATA SETS

211 Select e County

→ Go

Mop Options : Clear Reset

Click Mode: Zoom , Info

NSP3 Legend IN* -. Tract Outline

LOG OUT

NSP3 Options
13 Current Zoom Level
| Show Tracts Outline (Zoom 11+)

VIEW DATA

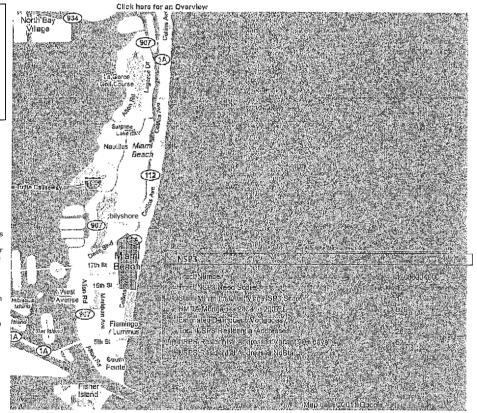
VIEW PROJECTS

The ESP 3 mapping tool now provides a summery NSP3 scars for ail probate

METHD1JOtoNY

INSTRUCTIONS

drawn. Click en 'View Projects', which wilt list all of the projects (target areas) that have data calculated. it shows the NSP2 score for each target area along With the total estimated housing colts Iii that area. At the bottom of the list Is a sure of all housing units in al i target areas and lho NSP3 score for all target areas drawn. Grantees are advised to know their state minimum and if the summery score is less than the state minimum the grantee should delete., add, or revise target areas. Nate that If you delete or add, the tool only recalculates after you close the "View Projects" box and reopen It. HUD also advises grantees to think carefully about the size of their target areas in total, If those target areas have a very large number of total housing units relative to the dollars available, HUD will likely ask that the grantee reduce the number andlor size of their target areas.



APPENDIX 2

Public Comment Period: Thursday, December 30, 2010 thru Tuesday, January 18, 2011

Tuesday, January 18, 2011- no comments were received

OMB Number: 4040-0004 E.Kpiration Date: 0W1/2009

Application for Federal Assistance SF-424 Version 02			
*1. Type of Submission:	"2. Type of Application	on * If Revision, select appropriate letter(s)	
O Preapplication	El New		
Ei Application	O Continuation	*Other (Specify)	
El Changed/Corrected Application	0 Revision		
3 Date Received: 4.	Applicant Identifier:		
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:	
State Use Only:			
6. Date Received by State:	7. State Ap	oplication Identifier	
8. APPLICANT INFORMATION:			
, Legal Name: City of Miami Beach			
*1:), Employer/Taxpayer Identification N 59-6000372	lumber (EINTTIN):	*o. Organizational DUNS: 020546289	
d. Address:			
*Street 1: 1700 Conve	ention Center Drive		
Street 2:		-	
*City: Miami Beac	ch		
County: Miami Dads	S		
"State: FL		-	
Province:		-	
*Country: USA		-	
*Zip / Postal Code 33139		-	
e. Organizational Unit:		T	
Department Name: Real Estate, Housing, & Community Department	evelonment	Division Name: Housing & Community Development	
		ted on matters involving this application:	
Prefix: Ms,	-	Anna	
Middle Name: P			
*Last Name: Parekh			
Suffix:	-		
Title: Director	,		
Organizational Affiliation:			
*Telephone Number: 305-673-7260	*Telephone Number: 305-673-7260 Fax Number: 305-673-7772		
Email: annaparekh@miamibeachfi.	gov		

OMB Number: 4040-0004 Expiration Date; 01/31/2009

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type:	
C. City or Township Government	
Type of Applicant 2: Select Applicant Type:	
Type of Applicant 3: Select Applicant Type:	
*Other (Specify)	
10 Name of Federal Agency:	
US Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number:	
Nelohborhood Stabilization Prodram 3	
CFDA Title:	
*12 Funding Opportunity Number:	
12 Fallang Opportunity Hamberr	
*Title:	
13. Competition Identification Number:	
Title:	
14. Areas Affected by Project (Cities, Counties, States, etc,):	
City of Miami Beach	
*15. Descriptive Title of Applicant's Project:	
The London House Apartments, located at 19654975 Washington Avenue, is comprised of two separate buildings. T	his application
is limited to Phase 1 which is renovations of the two-story building located at 1965 Washington Avenue, Renovations	
ron-conforming units to six units. Phase 1 will include the exterior rehabilitation of the original historic elements, such	as the façade,

the complete ground level terrace with ornaments, the second flour open walkway and new exterior windows and doors. The project

MI promote both energy efficiency and construction efficiency.

	OMB Number: 4040-0004 Expiration Date: 01/31/2009					
Application for Federal Assistance SF-424	Version 02					
16, Congressional Districts Of:						
*a. Applicant: FL 18, 22	*b, Program/Project: FL 18, 22					
17. Proposed Project:						
a. Start Date: May 1, 2011	*b. End Date: April 30, 2012					
18. Estimated Funding (\$):						
*a. Federal \$1,475,088						
*b. Applicant	<u> </u>					
* . State						
*d. Local						
*e. Other						
*f. Program Income *g, TOTAL \$1.475.088						
*g, TOTAL \$1,475,088						
*19. is Application Subject to Review By State Under Executive Order 12372 Process? [1] a. This application was made available to the State under the Executive Order 12372 Process for review on						
1:1 b. Program is subject to E.O. 12372 but has not been selected						
E c. Program is not covered by E. 0, 12372						
*20. Is the Applicant Delinquent On Any Federal Debt? (If "	Yes", provide explanation.)					
0 Yes E No	, , , , , , , , , , , , , , , , , , , ,					
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge, I also provide the required and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U, S. Code, Title 218, Section 1001) El The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions						
Authorized Representative:						
Prefix: Mr. *First Name: Jorge						
Middle Name: M.						
'Last Name: Gonzalez						
Suffix:						
'rite: City Manager						
*Telephone Number: 305-673-7010	Fax Number: 305-673-7782					
* Email: JGonzalezgmiamibeachfi.gov						
*Signature of Authorized Representative:	*Date Signed: "7\t-					

ONID Number: 4040-0004 Expiration Date: 01/31/2009

Application for Federal Assistance SF-424	Version 02				
*Applicant Federal Debt Delinquency Explanation					
The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.					

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average OCI minutes per response, including rate for reviewing instructions, searching existing data sources, pathering end maintaining the data needed, and Giornale dog and reviewing the collection of information. Send comments -regarding the burden estimate or any -other aspect of this ollection of information., including suggestion-a for reducing this burden, to the Office of Management and Budget Paperwork Reduction Project 10348-004131, Washington, DC 20601

PLEASE DO NOT R ETAIFT N YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY,

This is a standard form (kachtding,, the notrinuation sleet) required for use as -a COVET sheet for submission of preagplications and applications add 7elar-a-d infant:ration under dtscreriodatyprograms. Some of she items are zektized End some are optic 44 at the dlacietict of the applicant or the reasstit sgency (agency). Required items axe ddencifted with cur asterisk on Coe form and rise spec:Wed.'s', the hatnactions below. idaddittion to the las CraCtiOIS movided. below, applicants must coosulcagency instructicus. w.desermine specific requidements.

1t 1	Entry:	lien	Entry:	
1.	Type of Submission: t;:Requitred): Select one type of submission in accordance with agency Inistructions. Freacpliceition		Nlante Of Federal Agency: (Required) Enter the riADIS of the Federal agency from witich .assistance is being :requested with title. application,	
	OhargedtCortecled Applioadvn - If requested by the agency, olhack if this submission is to c1 r e or correot a previously submitted ap c,stion. Ltniesa: requested by the agency, applicants may not use this to submit ohanges alter tire closing date,	11	Catalog Cf Federal Dom estio As:slistance Numberflitle: Enter the Catalog of Federal Domestic As.sistarrice number and title of the pro.grarri under Whickl: assistance is requested, as found in the program announcement if apoSicathe,	
	Type of Applibation: f,R.equired) Setect one ty.pe of et:Tilt:ikon in accordance voith agency inetrucllons. li New- An application that Is being submitted b an age:my for the first time.	13.	Funding Opportunity NumbeniTIlle: tRequinecti :Enter the Funding .Opportunity Number and bile of The opporiunity under which assistance is requested, as found in the program announcement.	
	ConEntsation - An extension for an additional fiinclin putiget period for <i>a</i> , project with <i>a .pro jeoLia</i> completion date. This can include renewals. ReWsion -Any .change ln the .Federal Government's flnandat chilfgalica or conlingent liability from an e.xlsting obligation. If a revision, enter the a.ppropriale ietterf,\$). More than one may be		Competition identification N umberrille: Er,ter the Competition Identification Number and 'title of the oompelition under Nhidin assistance is requested, if appi,licable.	
	selected. If 'Other" is selected, please spec:It in IAv.t box provided. A. Inoreese Award C. Increase Duradon D. Decrease Durato-n E. Other (specifyll		Areas Affected By Project List the are or entitles using the categories (e.g., cities, cotmlies, states, etc.) specified in agency instructions, Use the continuation sheet to enter add nal areas, if needed.,	
:	Date Reoeived: Leave this field Went, This date will be a.ssigned by the Federal agency,	1 .	Descriptive Title of Aptpilioent's Project !I:Required) Enter a brief descriptive this of the protect. lit appropriate, attach a map showing project location f,e.g., oonskruction or real	
	Applicant identifier: Enter the entity identifier asegined by the Federal agency, if any. or applicant's control number, if apFiiiiicableci.		property projects). For preapolleatlens, attach a surarnag desthiption of the project	
5s	Federal Entity Identifier: Enter the number assigned fo your organization by the Federal Agiency, it any.		C ngressional Districts Of: f,Recuired1r llaa. Enter the applicant's Congression-,TIDistri diand labEnter all Dile:do:a)	
5b	-Federal Award !Identifier For new applications leave. blank. For a conlinuation or revision to an existing award, enter the previduSly assigned Federal award identifier number. if a changelloorreoled application, enter the Federal lidestifier -in ado-ofCanoe with agency instructions		affected by the program or pro t. Enter in the format; 2 characters Slate Abbreviation3 characters District Nurnber, eg, OA UD for iCalitornia5'' district, CX-012 for CaPiornia 12 ¹² district, NC-103 for North Carolina's ITS' district If ail itiongresstanal districtata in a state are affected, enter	
,	Date Received by State: Leave this field bliank. This date wit! be assigned by the State, it applicable		"all for the district number, e.g., MIC-all for all congressional districts in Maryland.	
	Stale .Applloation tdentifier: Leave this field blank The fidendfier wil2 he assigned by the State., if applicable,		If aialionwide, is all districts within all slates ane affecte enter llial-all_ If the prograralproject is outside the IJS, enter GO-DDD.	
'	Applicant information: Eater the following 'AA ao-cordane with agency instructions:			
	a. Legal NameciRequirWic Enter the legal n-ame of applicant that will undertake CAS A5aistan. activity. This is the name that the organization has registered with the Central Contractor Registry. Infor m VOA on irecistering with CCR may be obtained by-mileitino the Grants pov website. b. EmployesiTmcpayer: Number (El WIN): (Requiredle Eater the	17.	Proposed Project Start and End Dates.: (Required) Enter the proposed start date and end date of the. pro.4sicit.	
	Erup/oyer or Taxpayer Identification Number fEIN or TIN) as assigned by the Internal Revenate Service. If your organization is not in the US, eater 144 44444.	la,	Estimated Fu nding: 1, ectu wed) Enter the amount requested or to be contributed during the tint fund inglbudget period by each contributor. ki alue of in-kind incritributions should be	
	io, Organizational DUNS: 1,Required .) Enter the lorganicadon's DUNS or OUNS+4 number received from Dun and Dradstreet. Information on obtalaing a DUNS number may be obtained by visiting the Gran tegov website. .d. Address: Enter the -complete address as follows: Street address itine		included on appropriate Eines, as applicable tithe action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, -enclose the amounts- in parentheses.	
	1 reoufreci), City {Requite-ft, County, State 1:Required, if country is LtIS:1, FiroiAnce, Coo.intry (Requiredl, .ZiplPostal Code. ',Required, if couttlg is LlS1i. e. Organizational Unit: Enter the .name of the primary organicadonal	19,	is Application a tibitect to Review by State Ittnicier Execultsvie Order 12372 Prooess ? Applioants ShMild contact the Stale Single Point of Contact (SPOC) for Federal Executive Order	
	unit rand nepartment or division. if applicabile) that will undertake the		12372 to deiem line 7,VA-e4her the application is Nitt ₹7, to the	

assistance activity, if applicable. F, Name and contact information of peason to be contacted on matters involving this application: -Enter the name (First and last:name Tequ!red), organizational affation if a ffilialed with an organizallon other than the-apipbcant origaizalloN, telephone number {:Required, fe nuriritiu, and eitivaiii address rlRequiredl of the person to contaol on matters related to this application,		20.	State interg overrun en tql review process. &elect the arapropriatie box. If `a.³ is sefected, enter the dale the appRoation was submitted to the State is the _Applicant Delinquent on any Federal Debt? r,Required Select the appropriate ittat, This cueshion 4tolles to the applic.am organization, Rot the person ivno signs as the authorized represz•rstaiiire. Calegones of debt include dellaquent audd disak wano es, loans and taxes. If yes, include an aplairtattort ori the oantinualion skeet	
	Type of Appnant 1,Required)- Select up to three applicant typellali ir instructions. A. State Government S. County Government C. City or Torwinsitio Government O, Special District Government E. Regional Organization F. U.S. Territory w' Posses sion independent Sobel District 1-1. Pultkiijoil'S- tate Controlled In.situton of Higher Eduoartion indianihtative American Tribat Government (Federally Reopgnized) inclianillative American Tri ai Government Other than Federally Recognized) indianff.ialltie American Tribally De&tgnated Opganization Puiphqindian Housing Authority	M. N norcht with &III C3, IP.S Status IlDiher than _Institution of Higher Eiducation, N. Nonprofil without &Iit ca. IRS Status il 011itei• than Inslitutgoot of Higher Education) O, Private linstiturion of Hirvher Education P. ihdlividual Q. For-Froth Drganization (Other than Small :Business) R. 'Small Sueiness S. Frispark.se.rcitling institution T. Historicaltit Black Coilieges and Lliniversilies (HECLIst, U. Tribally Controlled Colleges and Lirt4ersitires .t:T.00Lis) V. Alaska Native and Nlahlve Hawaiian Seroing Institutions W. Nop-dorriestio (non-US) Entity ,',' Other ,I.specifii',1	21.	Authorized Representative,: ilRequitsd) To be signed and dated by the authorized representative of the applicant organization. Enter he name (First and last name required) stile (Reqviredli, telephone number (Required), fita number and email address (Required) of the person authorizeci to sign for the applicarit, A:copy of v14: governing body's authorization for you to sign this application as the official represeonathile mast be on fia in the applipads otice ir.artanin .Federal agencies illiv reculre that this authorization be submitted as paid oldie aopkation.)